

staniford
grays



60 St Peters Way, Spark Mill Meadows, Beverley, HU17 0UX

50% Shared Ownership £127,475





60 St Peters Way

Beverley, HU17 0UX

- AVAILABLE FOR SHARED OWNERSHIP-PURCHASE 50% OR 75% SHARE
- FLOORING INCLUDED. THE PROPERTY COMES FULLY FITTED FLOORING THROUGHOUT
- MODERN KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES
- RENT PAID FOR ONE YEAR IF YOU PURCHASE 50% OR ABOVE
- SPACIOUS 3 BEDROOM SEMI-DETACHED HOUSE
- LARGE LIVING ROOM WITH FRENCH DOORS OPENING TO PRIVATE REAR GARDEN

Auxesia Homes are proud to present this stunning 3-bedroom semi-detached home, The Elmslie, located at Spark Mill Meadows in the charming town of Beverley. This property is available through a shared ownership scheme, with the added benefit of one year's rent covered if you purchase a 50% share or more.

Beverley, named one of The Times's best places to live in the North, offers a perfect blend of historic charm and modern living. Nestled in the scenic countryside of East Yorkshire, Beverley boasts a variety of amenities, including high street shops, supermarkets, a gym, library, and an excellent selection of eateries. The town also offers a range of cultural attractions, including the Beverley Guildhall, Memorial Hall, and East Riding Theatre.

This beautifully designed semi-detached home offers spacious living, with two allocated parking spaces. The ground floor features an inviting entrance hall, a convenient downstairs WC, and a modern kitchen-dining area complete with integrated.



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ACCOMMODATION COMPRISES

ENTRANCE HALL

WC

5'6" x 2'10" (1.70 x 0.88)

LOUNGE

With T.V. points

16'8" x 11'10" (5.09 x 3.63)

KITCHEN DINER

With Single Oven, Gas Hob, extractor hood, laminated worktop, fitted units, space for a washing machine and fridge freezer

KITCHEN AREA

9'6" x 8'2" (2.91 x 2.49)

DINING AREA

9'6" x 7'4" (2.91 x 2.26)

FIRST FLOOR LEVEL

LANDING

BEDROOM ONE

15'11" x 9'5" (4.86 x 2.89)

BEDROOM TWO

11'10" x 9'5" (3.63 x 2.89)

BEDROOM THREE

11'9" x 7'1" (3.59 x 2.18)

BATHROOM

7'1" x 5'8" (2.18 x 1.74)

Heated towel rail, shower over the bath with shower screen, wash hand basin and W/C.

EXTERNAL

With two private parking spaces

AGENTS NOTE

Ten year NHBC New homes warranty

SPECIFICATIONS

Ideal Combi Boiler, 4 panel grained effect doors with chrome handles.



SHARED OWNERSHIP INFORMATION

Shared ownership is a government-backed scheme, designed to make stepping onto the property ladder more affordable. Buy between 25% - 75% of a home normally with a mortgage and a reduced deposit, and pay a low-cost rent on the remaining un-purchased share.

50% SHARE

The advertised price of £127,475 represents a 50% share of the property. Rent would therefore be payable on the outstanding 50% share, set at 2.75% per annum. Based on a 50% share, rent would equate to an additional £292.13 per month on top of any required mortgage. You may purchase up to 75% of the total property price upfront.

75% SHARE

75% share - The advertised price of £191,212 represents a 75% share of the property. Rent would therefore be payable on the outstanding 25% share, set at 2.75% per annum. Based on a 50% share, rent would equate to an additional £146.07 per month on top of any required mortgage. You may purchase up to 75% of the total property price upfront.

COUNCIL TAX:

We understand the current Council Tax Band is TBC

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be a share of leasehold. Valid for 125 years. Service Charges TBC

MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS DISCLAIMER :

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



Floor Plans



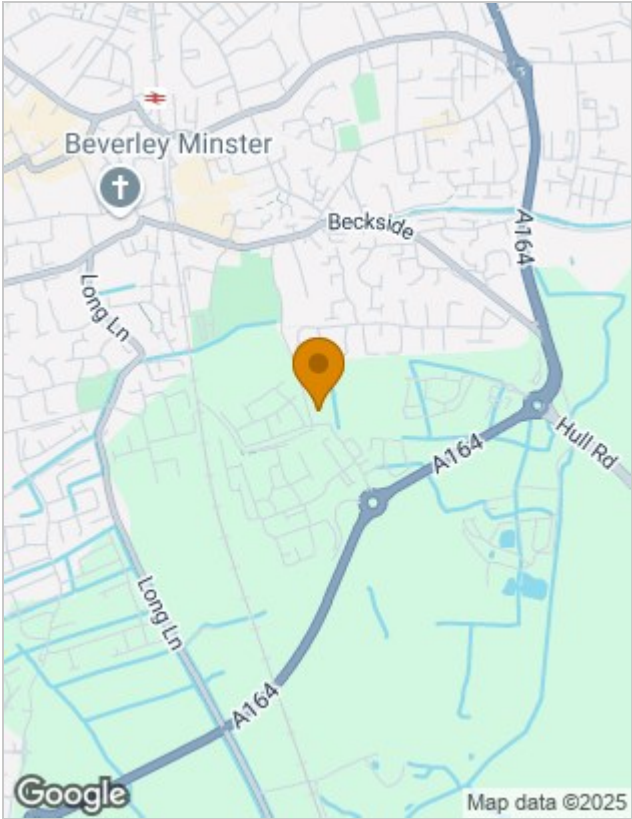
Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

18 North Bar Within, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		